

**Bradley Beach Planning Board
Regular Meeting Minutes – Meeting Held Via Zoom
Thursday, August 27, 2020 at 6:30 PM**

Meeting is called to order by Chair Psiuk. The Board and the public recite the Pledge of Allegiance. Open public meeting announcement is made by the Board Secretary.

Roll Call:

Present: Amy Russo, Robert Mehnert, Meredith DeMarco, Douglas Jung, Marc Rosenthal, Alan Gubitosi, George Waterman, and William Psiuk

Absent: Rafael Albanir and Mayor Gary Engelstad

Also Present: Monica Kowalski, Esq. – Attorney to the Board, Gerald Freda – Board Engineer, and Christine Bell, PP, AICP – Board Planner

Approval of Meeting Minutes from June 25, 2020 – Motion to approve and adopt minutes made by Chair Psiuk and seconded by Douglas Jung. All eligible members present in favor.

Resolutions to be Memorialized: None.

Applications under consideration:

PB20/02 – Coastal Custom Builders, LLC (aka Bradley West) – Block 32, Lots 17 & 18 – 803 & 811 Main Street – Applicant is seeking Preliminary and Final Major Site Plan approval for the demolition of all existing structures and amenities on both properties and the construction of a mixed-use building on both lots. The mixed-use building will consist of two (2) commercial units with storage on the ground floor and parking in the rear. The second through fourth floors will consist of eighteen (18) two-bedroom apartments. Applicant requires a variance for the lack of a loading space. Applicant is represented by Thomas J. Hirsch, Esq.

Chair Psiuk must recuse himself from this application and therefore nominates Marc Rosenthal to Chair the remainder of the meeting. Mr. Rosenthal accepts the duties of Chairman.

John Naples – 1009 Ocean Avenue, Unit 1, Bradley Beach – sworn in

It is explained that the properties are currently vacant. There were Phase I and Phase II Environmental Reports prepared as well as a No Further Action Letter as the fuel tanks were removed and they were found to be clean.

Jason Fichter PE, PP, CME – of Insite Engineering – sworn in and accepted.

Exhibit A-1 – Existing Conditions

Exhibit A-2 – Proposed Conditions

The project is explained indicating the demolition of the existing structures and rebuilding of a new mixed-use structure. The details of the proposal are discussed.

Exhibit A-3 – Architectural Plans

Exhibit A-4 – Parking Exhibit for the Benefit of the Bradley Beach Fire Department.

It is indicated there will be an increase of 3-4 additional on street parking spaces on Main Street with this new proposal.

There is no signage proposed at this time. Any signs are subject to further review and approval.

The project is fully compliant with the Borough Ordinances with the exception of a loading space. There are 2 small retail spaces proposed which would not call for large truck or tractor trailer deliveries.

Planning testimony is provided in support of the granting of this variance being requested.

Thomas J. Hirsch, Esq. indicates that without the loading zone this is still a better planning alternative.

Douglas Jung – has questions with regard to the proposed open spaces and if there will be physical barriers there? It is explained that there is an existing short run of curb there, but the Fire Department is asking to take out spaces and install a flush curb with no barriers so the fire trucks can maneuver safely.

The existing alleyway and Main Street access are discussed.

Jerry Freda, PE questions the lot next door and whether or not they can still navigate – There is no impact and the aisle width is sufficient? It is indicated it is not their property. Will there be a full face curb along the north? It is indicated it will drop to be flush in the fire lane area. Jerry Freda requests if they can extend the curb another 20 feet? Jason Fichter indicates the current design is what the Fire Department has requested. Jerry Freda is concerned with people leaving the site and suggests to find out exactly how much space they will need.

Douglas Jung asks who owns the lot? John Naples indicates it is owned by the flooring center. Lot 14 is strictly for parking, the next lot 15 is JCP&L and possibly Lot 13 out to the light.

George Waterman questions the signs shown on the elevations which are explained.

Alan Gubitosi – questions the eliminated parking space and will the spaces be marked no parking? It is indicated the area will be painted “No Parking Fire Lane”. Mr. Gubitosi indicates he is concerned with the building height as it might block the fire siren. It is indicated the building is the permitted height for the zone, there is no variance being requested.

John Naples indicates he is willing to financially contribute to the relocation of the sirens if necessary, but he needs more information from the Fire Department in order to help and not sure how high the siren is now or the proposed placement of mechanicals, etc.

Alan Gubitosi has concerns with the access and exiting the parking area and protecting residents/pedestrians crossing the driveway. Jason Fichter indicates there will be a stop bar when exiting to give drivers and pedestrians time to recognize each other.

Robert R. Napoli voices his concerns.

Thomas J. Coan – asks if the entire driveway could be concrete with a break in the paver walkway to clearly designate and label the driveway. He also has questions regarding the two (2) proposed stores and loading zone and if there is a chance these could be offices? Jason Fichter responds no it could not be offices as it would require additional parking. It is asked if there could be a no left turn sign so the movement can only be made by coming out to the light? Jason indicates there are painted arrows and if a sign were to be placed it might be taken out by one of the fire trucks. It is asked if they can add 1-2 street lights to match the Borough's decorative lighting? Jason Fichter indicates it is not required.

Rich Despina – not opposed to the project, but has questions with regard to Maintenance – this question is deferred to the Architect. It is asked if there will be Affordable Housing Units provided. Thomas J. Hirsch, Esq. answers no.

Cindy Kwiatkowski - has questions with regard to the entrance on Main Street. Jason Fichter indicates it is a 2-way driveway. It is asked if there could only be one-way movement coming out of the lot onto Main? Jason Fichter doesn't recommend this as this is a State road; therefore they have jurisdiction; however, he does not think it is necessary and things full-movement is appropriate for this site. Ms. Kwiatkowski requests a speed bump at the Main Street exit for safety.

Jerry Freda indicates there are still some items in his review letter which have not been addressed such as the driveway, street lighting, grading etc. Jason Fichter provides testimony with regard to these items.

It is indicated the pavers will not be used in the driveway area and that the driveway area will be full concrete for better designation.

Shade Trees and Lighting are discussed and typical pedestrian lighting will be provided. It is requested that the standard Borough street lighting be utilized on Main Street by the trees. The Borough has the light details.

John Naples indicates he spoke to the Assessor and Chief Guida and the address of the new building will be 811 Main Street as this is not assigned by the Post Master.

Brian Bierzinski – Architect of Grasso Design Group – sworn in.

Exhibit A-3 – Architectural Plans are viewed and discussed.

It is asked why a restroom is not shown and Mr. Bierzinski provides explanation.

The details of the design are explained and it is indicated mechanicals are proposed in the basement area.

Thomas Hirsch, Esq. – asks Brian to discuss mechanicals. Brian explains the parapet walls for the units to be screened on the roof. Tom asks how repairs will be handled. Brian explains the proposed access to the roof for maintenance.

Alan Gubitosi – asks how the storage units for bikes might be allocated? Brian feels this area is more accessible for the bikes. The basement can be more easily divided and will be addressed in the leases and negotiated with the tenants.

Alan Gubitosi admires the parking being addressed after concessions with the Fire Department. He asks how the roof will be accessed – Brian indicates there will be a stairwell with a hatch for maintenance.

Alan Gubitosi asks if there is a way to minimize the doors opening onto Main Street? It will be considered.

Meredith DeMarco has concerns with lack of loading zone, cars moving in and out of the driveway area, and the parking on Main Street.

Thomas J. Coan – asks for clarification on the materials being utilized on the exterior of the building. Brian describes the materials proposed but they have not been picked specifically as of yet. Will it be vinyl or Hardie cement? – not decided yet.

Jerry Freda indicates the need to know about the materials. John Naples states he plans on utilize CertainTeed Vinyl Siding, Azek surrounds to be maintenance free and stone and/or gray brick.

The sizes of the balconies are questioned. They are described to project approximately 4 feet and are not large enough for table/chairs scenario.

Al Gubitosi questions the 1 door to the left of the entrance and whether or not it is recessed? And can it be replicated on the other doorways? Brian explains the reasons why and will explore with other connecting points.

Meeting is Open for Public Comment:

Robert Napoli – Vice President of the Bradley Beach Fire Department Membership – indicates he has no interest in opposing the intent this evening, but there are specific challenges obvious to the Fire Department. He does not oppose the project and there has been mutual respect with regard to the Fire Department location and activities and there was a productive meeting which took place with the Applicant. He believes the main concern of obstruction has been addressed; however, with regard to noise there are fire engines, diesel fuel, and a loud siren which has the potential to provide harm to the residents of the building. There is a test performed once a month or for a specific nature. There is a 70 decibel sound emitted and he doesn't know how to address possible relocation of this device as it would be a Borough Council decision, not the Fire Department.

Tom Hirsch, Esq. indicates there is nothing legally required by Mr. Naples with regard to relocation, but he does not take lightly the services provided by the Fire Department. The site is zoned for this and it is not the issue of this Board.

Robert Napoli indicates this siren is within 150 feet of the building and he does not want lawsuits.

Monica Kowalski, Esq. indicates Mr. Napoli really requires counsel in order to appear before the Board as a representative and explains the situation at hand.

Alan Gubitosi indicates he did not know of the nature of this issue and needs some greater specificity.

John Naples indicates he will contribute to a new siren and/or relocation of the siren financially but needs more information and facts surrounding the current siren. There have been no costs discussed as of yet.

Alan Gubitosi – states this is a potential win/win, it would benefit the new building residents and contribute to the safety of the Borough and there is a lot of value in this discussion.

Thomas J. Coan – sworn in – indicates his first experience with a project in the GBW Zone was not a good one; however, he feels this is a solid application and the complements the project and thanks the Board and the Applicant.

John Naples comments on the red building in the rear of the Municipal Building and indicates it was the cheapest vinyl in the business and this is why he is proposing to utilize CertainTeed siding so over time it does not look like that. Monica suggests to investigate the colors being selected as there have been lawsuits associated with CertainTeed and certain colors fading as well.

Thomas Hirsch, Esq. provides his closing statement and requests that the Board find in favor of this application.

Based upon the application submitted and the testimony provided Chair Rosenthal makes a motion to approve this application as discussed, seconded by Alan Gubitosi.

Those in favor: Robert Mehnert, Amy Russo, Alan Gubitosi, Douglas Jung, George Waterman, and Marc Rosenthal

Those opposed: Meredith DeMarco

Those who abstained: None.

Those absent: Rafael Albanir, Mayor Gary Engelstad, William Psiuk (Recused)

Adjournment:

NEXT SCHEDULED MEETING WILL BE OUR REGULAR MEETING ON THURSDAY, SEPTEMBER 24, 2020 AT 6:30 PM WHICH WILL TENTATIVELY TAKE PLACE VIA ZOOM. WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN THE REGULAR MEETING WAS OFFERED BY CHAIR ROSENTHAL, MOVED AND SECONDED BY MEREDITH DEMARCO, ALL IN FAVOR. MEETING CLOSED AT 9:06 PM.

Minutes submitted by Kristie Dickert, Board Secretary